

## 2 LAND USE

### INTRODUCTION

This Element describes existing land use conditions within the Lynnwood Municipal Urban Growth Area (MUGA), and sets forth goals, policies, and strategies for future conditions. Other Elements of this Comprehensive Plan support and facilitate the land use goals contained in this Element. Conversely, realization of Lynnwood's land use aspirations will be dependent upon successful implementation of the other Elements of this Comprehensive Plan.

The current configuration of Lynnwood's land uses and streets is the cumulative result of innumerable individual decisions made over extended periods of time by property owners, investors, businesses, and public agencies. Many of those decisions occurred even before Lynnwood became a city in 1959. Similarly, this Land Use Element is a blend of policy decisions made since Lynnwood's incorporation. The 2009 Community Vision is an important and fundamental guide to this Element's policies and strategies. The Land Use Element strives to bring about positive change through both new construction and preservation.

### LAND USE FINDINGS

- Finding LU-1.** Six of the Growth Management Act's (GMA) 13 goals directly relate to land use, as summarized below:
- RCW 36.70A.020(1) **Urban growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- RCW 36.70A.020(2) **Reduce sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling low-density development.
- RCW 36.70A.020(4) **Housing.** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types and encourage preservation of existing housing stock.
- RCW 36.70A.020(5) **Economic Development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- RCW 36.70A.020(6) **Property Rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- RCW 36.70A.020(9) **Open space and recreation.** Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

RCW 36.70A.020(10) **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

**Finding LU-2.** Lynnwood's Comprehensive Plan must be consistent with, and implement, multi-county planning policies called for by GMA. VISION 2040, adopted by the Puget Sound Regional Council (PSRC) in 2008, serves as the multi-county planning policies for King, Snohomish, Pierce, and Kitsap Counties. Implementation of these policies will create a regional system of central places framed by open space and served by a high-capacity transit system. These multi-county planning policies encourage economic development, efficient delivery of adequate public services, diversity in housing, regional transportation planning, and environmental protection. VISION 2040 designates Lynnwood as a "Core City" and designates 894 acres of Lynnwood as the Lynnwood Regional Growth Center (see Future Land Use Map, Figure LU-1). That designated area includes the Alderwood Mall area and the City Center.

**Finding LU-3.** Lynnwood's Comprehensive Plan must be consistent with, and implement the countywide planning policies called for by GMA. The Countywide Planning Policies for Snohomish County (CPPs) encourage orderly and efficient development patterns with higher-density development within designated Urban Growth Areas.

**Finding LU-4.** By law, authority to delineate Lynnwood's Urban Growth Area (UGA) boundary (and population and employment growth targets) rests with Snohomish County. Lynnwood is one of nine communities (and unincorporated Snohomish County) within the Southwest Municipal Urban Growth Area (MUGA). In 2007, Lynnwood adopted an UGA boundary that includes a greater portion of the MUGA than set forth by Snohomish County (Lynnwood Ord. 2695). The Land Use Element makes reference to three geographic areas: A. current City boundary; B. Lynnwood MUGA boundary specified by the CPPs; and C. Lynnwood MUGA adopted by the City.

**Finding LU-5.** Appendix C of the CPPs require that Lynnwood prepare at least one comprehensive plan alternative using the initial 2035 targets for population and employment growth specified by Appendix B of the CPPs. Lynnwood's population and employment targets can be summarized as follows:

**Table LU-1. Lynnwood City Boundary - Population, Employment and Housing Targets**  
(Except as noted, based upon City Limits as of December 13, 2012)

	2011 actual	2025 <sup>1</sup>	2035 (Initial)	2011-2035 Change	2011-2035 Change
Population	35,860	43,782	54,404	18,544	51.7%
Employment	24,226	38,550	42,229	17,963	74.1%
Housing Units	14,947	-	22,840	7,893	52.8%

<sup>1</sup> For 2025 targets, City boundary as of April 2002.

Sources: Countywide Planning Policies for Snohomish County, Appendix B, June 8, 2008 (Sno. Co. Amended Ord. 08-054) and June 30, 2013 (Sno. Co. Amended Ord. 13-032).

**Table LU-2. Lynnwood Unincorporated MUGA<sup>1</sup> - Population, Employment and Housing Targets**  
(Except as noted, based upon Boundary as of December 13, 2012)

	2011 actual	2025 <sup>2</sup>	2035 (Initial)	2011-2035 Change	2011-2035 Change
Population	24,772	34,335	34,180	9,408	38.0%
Employment	3,506	5,400	5,882	2,376	67.8%
Housing Units	10,302	-	15,347	5,045	49.0%

<sup>1</sup> MUGA boundary as depicted by Countywide Planning Policies. The MUGA boundary adopted by the City of Lynnwood includes additional land area.

<sup>2</sup> For 2025 targets, City and MUGA boundaries as of April 2002.

Sources: Countywide Planning Policies for Snohomish County, Appendix B, June 8, 2008 (Sno. Co. Amended Ord. 08-054) and June 30, 2013 (Sno. Co. Amended Ord. 13-032).

**Table LU-3. Lynnwood City and MUGA<sup>1</sup> - Population, Employment and Housing Targets**  
(Based upon Boundaries as of December 13, 2012)

	2011 actual	2025	2035 (Initial)	2011-2035 Change	2011-2035 Change
Population	60,632	-	88,584	27,952	46.1%
Employment	27,772	-	48,110	20,338	73.2%
Housing Units	25,249	-	38,186	12,938	51.2%

<sup>1</sup> MUGA boundary as depicted by Countywide Planning Policies. The MUGA boundary adopted by the City of Lynnwood includes additional land area.

Source: Countywide Planning Policies for Snohomish County, Appendix B, June 8, 2008 (Sno. Co. Amended Ord. 08-054) and June 30, 2013 (Sno. Co. Amended Ord. 13-032).

**Finding LU-6.** As called for by Appendix D of the CPPs, Lynnwood has considered, evaluated, and implemented a number of reasonable measures in order to ensure land use policies and regulations provide for development capacity capable of accommodating population and employment growth targets specified by the CPPs. These measures have established land development capacity consistent with other policies and regulations, and demonstrate Lynnwood's earnest effort to accommodate the sizable growth targets assigned to Lynnwood as one of Snohomish County's two Core Cities.

**Finding LU-7.** Table LU-2 identifies some of the reasonable measures implemented by Lynnwood to increase population and employment capacity. Additional measures will be proposed and considered in the future.

**Table LU-4. Reasonable Measures That Increase Residential and/or Employment Capacity**

Measure	Objective	Population	Employment
Hwy 99 Corridor Plan & Code Change (HMU zone)	Promote more-intensive development, especially mixed-use development, at key intersections (nodes) along Hwy 99, without adversely impacting existing residential areas adjacent to the nodes.	●	●
Community Transit Swift Bus Corridor	Coordination with Community Transit for Swift Bus system improvements along Hwy 99. Swift Bus stops are located within nodes, where more-intensive residential development is encouraged.	●	●
City Center	Subarea plan, code change, rezone, EIS, planned action designation, impact fee waiver, and	●	●

Measure	Objective	Population	Employment
	special capital improvement plans for new central business and residential district. Existing plan calls for up to 3,000 new dwellings within City Center.		
College District	Subarea plan and development regulations designed to facilitate high-density multifamily development in close proximity to Edmonds Community College.	•	
Mobile Home Park Regulations and Incentives for Preservation	Adoption of mobile home park overlay zone and incentives for preservation of 12 of Lynnwood's 17 mobile home parks.	•	
Hwy 99 Corridor (CG zone), 2013 & 2014	Relax development standards and permit processing requirements for residential development along Hwy 99 (outside of nodes).	•	
Transition Area Code Change, 2014	Adoption of development regulations to promote redevelopment, without impacting existing residential areas to the west. The number of dwellings is yet to be determined, but can be expected to be >1,000.	•	•
Permit Process Streamlining, 2012	Transferred authority for land use permits from the City Council to the Hearing Examiner or Administration.	•	•
Lynnwood Link corridor, Sound Transit	Local support and coordination with ST for construction of light rail corridor and station within City Center.	•	•
SEPA Exemption Thresholds, 2013	Raised SEPA exemption levels for residential development to the highest levels allowed by State law.	•	•
Rezone and Code Change for redevelopment of former Lynnwood High School.	Legislative changes to support redevelopment of the 40-acre property as a high-density, mixed-use development with up to 500 new dwellings.	•	•
Mixed-use development regulations (PRC and PCD zones), 2014	Relax development standards for mixed use within the two commercial zones of the Alderwood Mall vicinity.	•	
Accessory Dwellings (ADUs), 2010	With limitations, accessory dwellings are allowed within single family residential areas.	•	
Multifamily Housing Property Tax Credit, 2007 & 2012	A property tax credit is available to residential development within the City Center.	•	
Duplexes, Townhomes, and Condominiums	Multifamily development regulations allow for duplexes, townhomes, and condominiums. The City will evaluate potential code changes for	•	

Measure	Objective	Population	Employment
	fee-simple, small-lot subdivisions for townhouse ownership.		

- Finding LU-8.** With regard to accommodating the 2035 population and employment growth targets, the City has determined that ample land capacity for population and employment growth exists in and around Alderwood Mall. Properties in this area, predominantly zoned either PRC or PCD, are adequate in size to accommodate new construction. Most properties are improved with one-story buildings and surface parking. The Mall area is within the Lynnwood Regional Growth Center designated by VISION 2040. Currently, any properties in this area have an improvement value to land value ratio of approximately 1:1. With approval of Ordinance 3090 in 2014, the City Council repealed certain regulatory barriers to mixed-use development in the PRC and PCD zones. The City has determined that the vicinity of the Mall can accommodate the population and employment target increases (from 2025 to 2035 targets)—without changes to adopted policies or the Future Land Use Map.
- Finding LU-9.** The topography of the Lynnwood area is gently sloping with elevations ranging from 0 to 610 feet above mean sea level. Lund's Gulch, a stream channel for Lund's Gulch Stream, is a deep ravine with steep sidewalls. Environmentally-sensitive areas in Lynnwood include wetlands, streams, steep slopes, and some Puget Sound shoreline at the City's Waste Water Treatment Plant.
- Finding LU-10.** Lynnwood is essentially a fully-developed community but a significant amount of new construction is expected to occur through redevelopment. Due to Lynnwood's strategic location at the juncture of I-5, I-405, SR-525 and (future) Lynnwood Link, the community is a principal retail and service center. Approximately one quarter of Lynnwood's land area is designated for commercial use.
- Finding LU-11.** As calculated by the Washington State Office of Financial Management, Lynnwood's existing housing stock is as follows:

**Table LU-5. Lynnwood Housing Stock - 2013**

Dwelling Type	Dwellings	Percent of Total
Single family	7,662	51.2
Two or more dwellings per parcel	6,749	45.1
Mobile homes and special housing	556	3.7
Total	14,967	100.0

Source: Office of Financial Management, April 1, 2013

- Finding LU-12.** Edmonds Community College (ECC) is located within Lynnwood and is an important community asset.
- Finding LU-13.** Sound Transit's development of the Lynnwood Link Extension and Community Transit's continued deployment of the Swift Bus service will expand mobility options within and to/from Lynnwood. Voter approval of Sound Transit 3 (ST3) is expected to include an extension of light rail northward through Lynnwood to Everett.
- Finding LU-14.** Natural hazards posing some threat to Lynnwood properties include: earthquake; flooding; landslide; severe weather; and wildfire. Natural hazards that pose an indirect threat to Lynnwood include: avalanche, dam failure, volcano, and Tsunami.

In order to minimize damage and disruption caused by a natural hazard, the Land Use Element incorporates the objectives of the Snohomish County Natural Hazards Mitigation Plan.

**Finding LU-15.** Fundamental objectives of the Lynnwood Comprehensive Plan include:

- A. To create a strong and vibrant City Center and Highway 99 Corridor where transit service and other essential infrastructure is readily available.
- B. To provide room and opportunities for new commercial and industrial uses.
- C. To accommodate a full range of housing types and values.
- D. To protect and enhance single-family neighborhoods.
- E. To provide for efficient and compatible infill development.
- F. To coordinate and manage growth in the City's municipal urban growth area (MUGA) and in particular the Lynnwood Regional Growth Center.
- G. To enable the Edmonds Community College and Edmonds School District to achieve organizational goals.

## LAND USE GOALS, POLICIES AND STRATEGIES

### GOAL

The scale, character, and configuration of land uses throughout Lynnwood will preserve and protect existing residential neighborhoods, protect environmentally sensitive areas, support physical activity and public health, minimize the threat of natural and manmade hazard, promote commerce and business, and accommodate population and employment growth.

### LAND USE, GENERAL

**Policy LU-1.** The Comprehensive Plan Future Land Use Map (Figure LU-1) and the Official Zoning Map designates geographic areas appropriate for each of the City's land use designations and zones. For those properties within the City's corporate limits, the City's Official Zoning Map implements the Comprehensive Plan by assigning a zoning classification consistent with the Future Land Use Map designation.

**Policy LU-2.** Decisions regarding Future Land Use Map designations, zoning, and development regulations shall strive to achieve the optimum balance between: reasonable measures to achieve population and employment growth targets; environmental protection; physical property characteristics; adequacy of infrastructure and public services; land use compatibility; and mitigation of potential adverse impacts.

**Policy LU-3.** Comprehensive Plan land use designations are as provided by Table LU-3 below.

**Table LU-6. Land Use Designations**

A. Single Family Residential (SF) Land Use Designations				
Abbr.	Designation	Primary Land Use	Locations	Design
SF-1	Low Density	Detached homes on individual parcels.	Any location where adequate separation or buffer from incompatible land use can be provided.	Minimum lot size of 8,400 sf. ft. with typical density of 4-5 dwellings per acre. Lot configuration shall support public safety and emergency response. Lots shall have frontage upon a public



<b>A. Single Family Residential (SF) Land Use Designations</b>				
Abbr.	Designation	Primary Land Use	Locations	Design
				street or a separate tract.
SF-2	Medium Density	Detached homes on individual parcels. Duplexes may be authorized by PUD.	Locations that provide transition from SF-1 to more-intensive designations.	Minimum lot size of 7,200 sq. ft. with typical density of 5-8 dwellings per acre. Lot configuration shall support public safety and emergency response. Lots shall have frontage upon a public street or a separate tract. Smaller lots may be authorized by PUD.
SF-3	High Density	Detached homes on individual parcels. Up to four attached homes per parcel may be authorized by PUD.	Redeveloped mobile home parks that existed as of January 12, 2004, and located within ¼ mile of Highway 99.	Minimum lot size of 4,000 sq. ft. with a typical density of 7-12 dwellings per acre. Smaller lots may be authorized by PUD.
SF-4	High Density MUGA	Detached or attached homes on small, individual parcels.	Properties with vested rights to comparable development and subsequently annexed into Lynnwood.	Minimum lot size of approximately 3,100 sq. ft. with a typical density of up to 14 dwellings per acre.

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<b>B. Multifamily Residential (MF) Land Use Designations</b>				
Abbr.	Designation	Primary Land Use	Locations	Design
MF-1	Low Density	Attached dwellings	Locations that provide transition from Single Family to more-intensive designations.	Typical density of 8-12 dwellings per acre. Structures may contain up to 4 dwellings. Lot configuration shall support public safety and emergency response. Lots shall have frontage upon a public street or a separate tract. Compliance with Citywide Design Guidelines.
MF-2	Medium Density	Attached dwellings	Locations with good access to arterial and collector streets.	Typical density of 12-20 dwellings per acre. Lot configuration shall support public safety and emergency response. Lots shall have frontage upon a public street or a separate tract. Buildings may be 1-4 stories in height. Compliance with Citywide Design Guidelines.
MF-3	High Density	Attached dwellings	Locations: a) with good access to arterial and collector streets; b) in close proximity to transit service and to goods and services; and c) within or near the Regional Growth Center or the College District.	Typical density of 20-43 dwellings per acre. Onsite open space and recreation area provided. Compliance with Citywide Design Guidelines.

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<b>C. Mobile Home Park (MF) Land Use Designations</b>				
Abbr.	Designation	Primary Land Use	Locations	Design
MH-1	Mobile home park (overlay designation for any SF or MF designation)	Mobile home park (recreational vehicles and travel trailers not permitted)	Initial application of this overlay designation included the following existing parks: <ol style="list-style-type: none"> <li>1. <u>Bearden's Park</u>, 6020 202<sup>nd</sup> St. SW</li> <li>2. <u>Candlewood Estates</u>, 3832 164<sup>th</sup> St. SW</li> <li>3. <u>Center Mobile Home Park</u>, 5920 200<sup>th</sup> St. SW</li> <li>4. <u>J&amp;L Mobile Home Park</u>, 5907 202<sup>nd</sup> St. SW</li> <li>5. <u>Kingsbury East</u>, 17408 44<sup>th</sup> Ave. W</li> <li>6. <u>Kingsbury West</u>, 5220 176<sup>th</sup> St. SW</li> <li>7. <u>Kingsbury West Annex</u>, 5220 176<sup>th</sup> St. SW</li> <li>8. <u>Lynnwood Mobile Park</u>, 5717 186<sup>th</sup> Pl. SW</li> <li>9. <u>Meadowdale</u>, 17410 44<sup>th</sup> Ave. W</li> <li>10. <u>Royalwood Mobile Estates</u>, 18501 52<sup>nd</sup> Ave. W</li> <li>11. <u>The Squire</u>, 4515 176<sup>th</sup> St. SW</li> <li>12. <u>Spacette Mobile Home Community</u>, 7028 208<sup>th</sup> St. SW</li> </ol>	Minimum lot size is 1 acre, with typical density of 4-14 dwellings per acre. Onsite open space and recreation area provided.

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<b>D. Mixed Use Land Use Designations</b>				
Abbr.	Designation	Primary Land Use	Locations	Design
MU	Mixed Use	Multifamily dwellings with commercial or office uses	Within the Regional Growth Center or the College District.	Multi-story buildings with dwellings located over or behind street-level retail or office use. Onsite open space and recreation area provided. Compliance with Citywide Design Guidelines.
H99	Highway 99	Non-node properties: retail, auto sales, office, service, food and drink. Existing light industrial uses allowed as permitted use.  Node properties: Same as above, but with mixed-use and without auto sales.	Properties along Highway 99. Locations near rapid transit stops may be designated as "Node" and zoned HMU.	Single or multi-story buildings with orientation to automobiles and pedestrians. Compliance with Citywide Design Guidelines (non-node properties) or Design Guidelines for Highway 99 (node properties).
CCTR	City Center	Multifamily dwellings, retail, office, service, food and drink, hospitality and entertainment uses.	As designated by the City Center Sub-Area Plan and the Comprehensive Plan Future Land Use Map.	Multi-story buildings with orientation to pedestrians. Compliance with City Center Design Guidelines.
UCMU	Urban Center	Multifamily	Properties served by	Multi-story buildings in a compact,



**D. Mixed Use Land Use Designations**

Abbr.	Designation	Primary Land Use	Locations	Design
	Mixed Use (formerly Mixed Use Urban Center - MUCTR)	dwellings, non-residential uses, and mixed use.	high-capacity transit and substantial infrastructure for the movement of automobiles. Primarily for MUGA properties designated “Urban Center” or “Transit Pedestrian Village” by Snohomish County.	walkable configuration. Direct pedestrian routes between development and transit facilities required. Compliance with Citywide Design Guidelines.
ACCT	Alderwood – City Center Transition Area	Multifamily dwellings, non-residential uses, and mixed use. Big-box retail not permitted.	As designated by the Comprehensive Plan Future Land Use Map.	To be determined. Compliance with Transition Area Design Guidelines.

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**E. Commercial and Industrial Land Use Designations**

Abbr.	Designation	Primary Land Use	Locations	Design
LC	Local Commercial	Neighborhood-oriented retail and service.	Direct access from an arterial or collector street, and locations where non-residential uses will adversely impact nearby residences.	Low-rise buildings oriented toward the public street. Substantial landscaping to buffer and screen non-residential uses. Off-street parking located to the side or rear of the primary structure(s). Shared access and parking is encouraged.
RC	Regional Commercial	Retail, office, and service uses, eating and drinking, hospitality and entertainment uses.	Direct access from an arterial street with transit service available nearby.	Low and mid-rise buildings oriented toward the public street. Onsite landscaping to buffer and screen non-residential uses. Shared access and parking is encouraged.
BTP	Business and Technical Park	Retail and wholesale, office and indoor, light manufacturing and processing.	Within or near the Regional Growth Center, along Highway 99, or adjacent to Industrial areas.	Low-rise buildings with onsite landscaping to buffer and screen non-residential uses. Shared access and parking is encouraged. Buildings to exhibit enhanced design features to promote land use and visual compatibility.
I	Industrial	Wholesale activities. Manufacturing, processing, assembly of goods.	Within the southwest sector of Lynnwood.	Low-rise buildings with onsite landscaping to buffer and screen non-residential uses. Shared access and parking is encouraged.

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<b>F. Other Land Use Designations</b>				
Abbr.	Designation	Primary Land Use	Locations	Design
PF	Public Facility	Public and semi-public uses and facilities.	Where needed, where reasonable means of access is available, and where the public use will not significantly impact surrounding land uses.	Low-rise structures with onsite landscaping to screen non-residential uses. Buildings will be designed to be compatible with nearby residences.
PRO	Park, Recreation and Open Space	Publicly-owned parks and open space.	Where demand exists and where the recreational use will not significantly impact surrounding land uses.	Low-rise structures with onsite landscaping to screen non-residential uses. Buildings will be designed to be compatible with nearby residences.

- Policy LU-4.** Land use policies and regulations should:
- A. Provide separation and/or buffering between incompatible land uses; and
  - B. Facilitate the co-location of dissimilar uses where desired and where compatibility can be achieved.
- Policy LU-5.** Decisions regarding land use designations should include consideration of potential impacts related to critical areas and natural hazard areas.

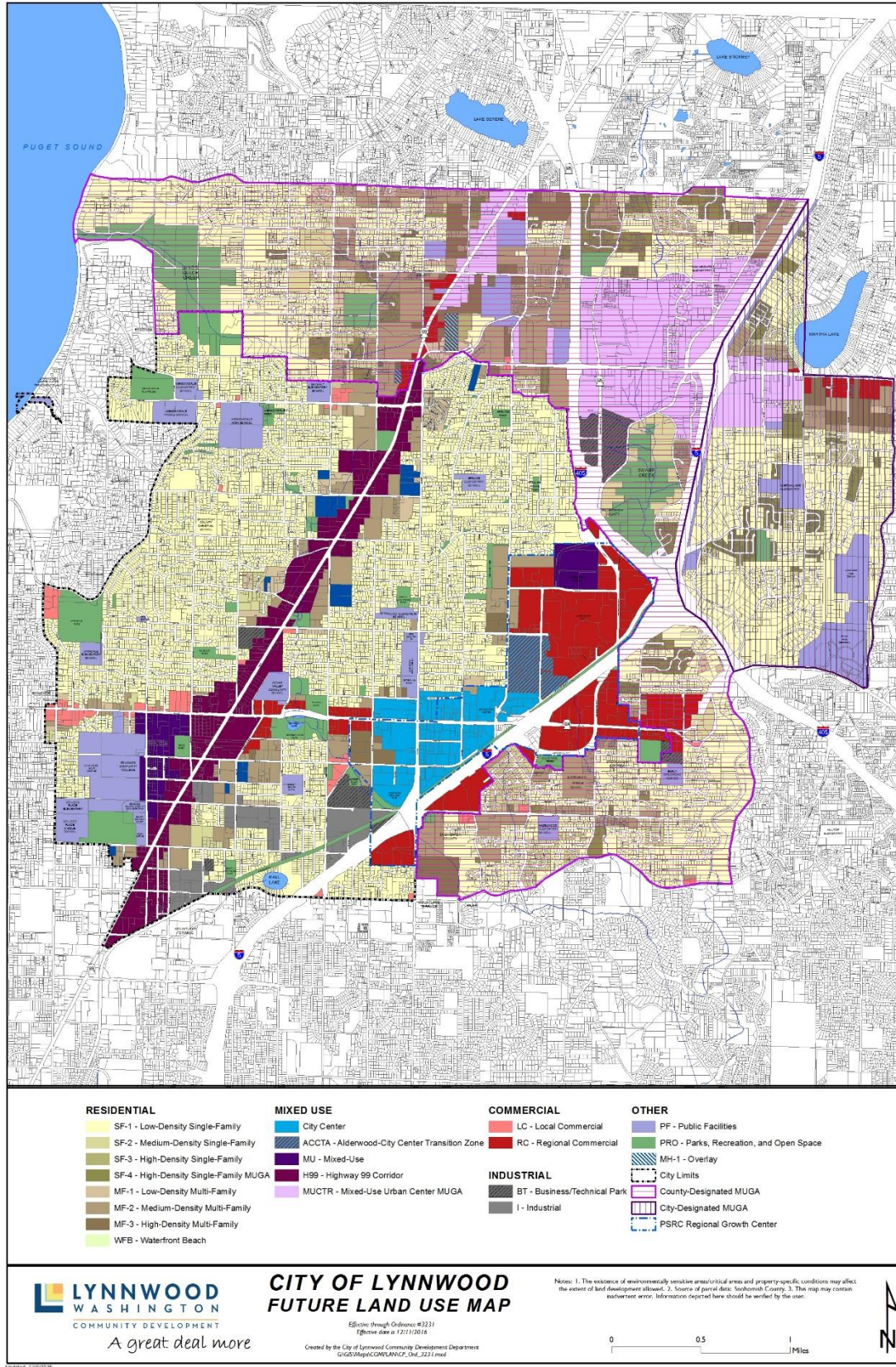


Figure LU-1. Future Land Use Map



**Policy LU-6.**

Land use policies and regulations should:

- A. Allow land uses and levels of development capable of being served by capital facilities, utilities and public services, as determined by adopted levels-of-service (LOS) standards and plans.
- B. Provide for land use density/intensity ranging from low to high, and provide sufficient land for open space, recreation areas, capital facilities and utilities, and natural areas.
- C. Provide land capacity responsive to initial population and employment growth targets and consistent with adopted service and infrastructure plans.
- D. Promote the preservation of existing single-family neighborhoods by: a) precluding a net reduction in the number of single family dwellings (on a city-wide basis); and b) protecting single family areas from adverse impacts generated by incompatible land uses.
- E. Encourage development at an intensity that can be served by public infrastructure and services (such as fire protection, police protection and public safety, courts, health care, schools, and libraries).
- F. Support neighborhood design features that promote physical activity, use of alternative modes of transportation, and conservation of energy and resources.
- G. Be consistent with federal and state law, including the Growth Management Act.
- H. Be reviewed and amended periodically to address changes in land use law, environmental protection, related plans and planning requirements, technology, and societal norms.
- I. Where feasible, utilize natural physical features, such as streams, hillsides, or stormwater basins as the boundary between differing land use designations and zones.

**Policy LU-7.**

The Future Land Use Plan Map (Figure LU-1) should implement the goals, objectives, and policies of the Comprehensive Plan, and serve as the basis for zoning decisions. As drawn, the amount of land area per land use designation is as depicted by Table LU-4 below:

**Table LU-7. Land Area by Comprehensive Plan Land Use Designation (Acres)**

Land Use Designation	City Boundary	County-Approved MUGA	City-Approved MUGA	Total
SF-1	1,856	720	957	3,533
SF-2	49	215	82	346
SF-3	33	17	93	143
MF-1	70	177	12	259
MF-2	269	22	51	342
MF-3	33	466	35	534
MU	64	97	-	161
H99	358	-	-	358
PF	260	80	153	493
PRO	330	212	40	582
City Center	190	-	-	190
CC	12	-	-	12
LC	81	8	-	89

Land Use Designation	City Boundary	County-Approved MUGA	City-Approved MUGA	Total
RC	367	67	23	457
BTP	35	50	-	85
I	104	-	-	104
ACCTA	50	-	-	50
WFB	-	-	12	1
MUCTR	-	450	90	540
MH-1 Overlay <sup>1</sup>	57	12	-	69
Total	4,126	2,581	1,547	8,254
Right-of-Way	910	615	304	1,829
Total w/ ROW	5,036	3,196	1,851	10,083

<sup>1</sup> Overlay designation is applied to an underlying designation and is not included in total land area calculation.

- Policy LU-8.** Land development regulations should be consistent with and implement the Comprehensive Plan, and address the following issues:
- A. Protection of critical areas and designated historical resources.
  - B. Minimize impacts upon, and from, natural hazard areas.
  - C. Provide safe and adequate vehicular access, off-street parking and traffic flow.
  - D. Regulation of signs.
  - E. Minimize the potential for adverse impacts between adjacent land uses.
  - F. Provide incentives to encourage specific land uses and/or design features.
  - G. Urban amenities and architectural design standards.
  - H. Evaluation of consistency with adopted plans and programs, level of service standards, pertinent regulations and appropriate mitigation measures.
  - I. Ensure permit review processes and procedures that are equitable, predictable, responsive, and expeditious.

- Policy LU-9.** Proposals for rezoning shall be evaluated utilizing the following criteria:
- A. The proposal must be consistent with and implement the Comprehensive Plan.
  - B. The proposal must be consistent with and implement the purpose of the zone.
  - C. The proposal must be compatible with the zones and uses of surrounding properties.
  - D. There must be significant changes in the circumstances of the subject property or surrounding properties to warrant consideration of the proposed rezone.
  - E. There must be infrastructure capacity to adequately serve the proposed uses of the subject property.
  - F. The property must be practically and physically suited to the uses allowed in the proposed zone.
  - G. The benefit to the public health, safety, and welfare is sufficient to warrant the change in zoning.

H. The proposal must be consistent with other adopted plans, program goals, and policies of the City.

**Policy LU-10.** Applications for planned unit developments, which may allow variation from certain development regulations, shall be evaluated to ensure that the design and development of the development further the goals, objectives and policies of the Comprehensive Plan.

**Policy LU-11.** Fill-in development upon vacant parcels that can be readily served by utilities and streets should be encouraged to maximize the efficient delivery of such infrastructure.

## CONSISTENCY

**Policy LU-12.** Adopted land use regulations, such as the Zoning Code, should be consistent with and implement the Comprehensive Plan.

**Policy LU-13.** The Land Use Element should be consistent with all other Comprehensive Plan Elements, and Lynnwood's development regulations should be consistent with and implement the Land Use Element.

**Policy LU-14.** The Official Zoning Map should be consistent with and implement the Comprehensive Plan. When practicable, the Zoning Map should be amended concurrently with changes to the Future Land Use Map.

## LYNNWOOD MUGA AND PLANNING AREA

**Policy LU-15.** The Future Land Use Plan should provide sufficient land capacity to: A) accommodate population and employment growth targets established pursuant to the GMA; B) achieve community vision and goals; C) maintain a compact land use pattern; and D) reflect coordination with surrounding jurisdictions.

**Policy LU-16.** In order to promote urban-scale development and the orderly delivery of public services, Lynnwood should continue to designate a MUGA that resolves "overlap" areas adjacent to Lynnwood. While recognizing Snohomish County's jurisdiction with regards to Urban Growth Area (UGA) boundaries, Lynnwood should continue to work with Snohomish County and neighboring municipalities, and designate a Lynnwood MUGA that can facilitate an orderly transition of "overlap" lands from county to municipal governance.

**Policy LU-17.** Land use plans for MUGA area properties should be developed in collaboration with Snohomish County, neighboring jurisdictions, and public utility and service providers.

## POPULATION AND EMPLOYMENT GROWTH

**Policy LU-18.** Land use policies and regulations should accommodate levels of development, population and employment consistent with the Growth Management Act, Multi-County Planning Policies, Countywide Planning Policies, and the City's strategic objectives.

**Policy LU-19.** Accommodation of the population and employment growth specified by the Countywide Planning Policies should primarily occur within the designated Lynnwood Regional Growth Center and along Highway 99.





**Strategy LU-A.** The Land Use Element, including the Future Land Use Map, should anticipate and accommodate the population and employment growth targets specified by the Countywide Planning Policies and Table LU-1 above.

**Strategy LU-B.** Population and employment growth as called for by the Countywide Planning Policies should occur primarily within the Lynnwood Regional Growth Center and along Highway 99.

**Strategy LU-C.** The City should monitor population and employment growth within the Regional Growth Center, which may reach 16,700 and 22,200, respectively, by 2035. These figures are based upon the 2025 growth projections, (6,100 population and 18,500 employment), combined with the net increase associated with the 2035 growth targets (10,600 population and 3,680 employment).

## NEIGHBORHOODS AND SUBAREAS

**Policy LU-20.** Subarea plans should be prepared for areas of the City where: a) a more-detailed examination of issues is desired; and b) citywide land use policies/regulations will not achieve desired outcomes.

**Policy LU-21.** Where applicable, land use designations should support and reinforce neighborhood identity, as generally depicted by Figure LU-3.



**Strategy LU-D.** Support neighborhood improvement and preservation projects and programs as identified within Departmental work programs and budgets.

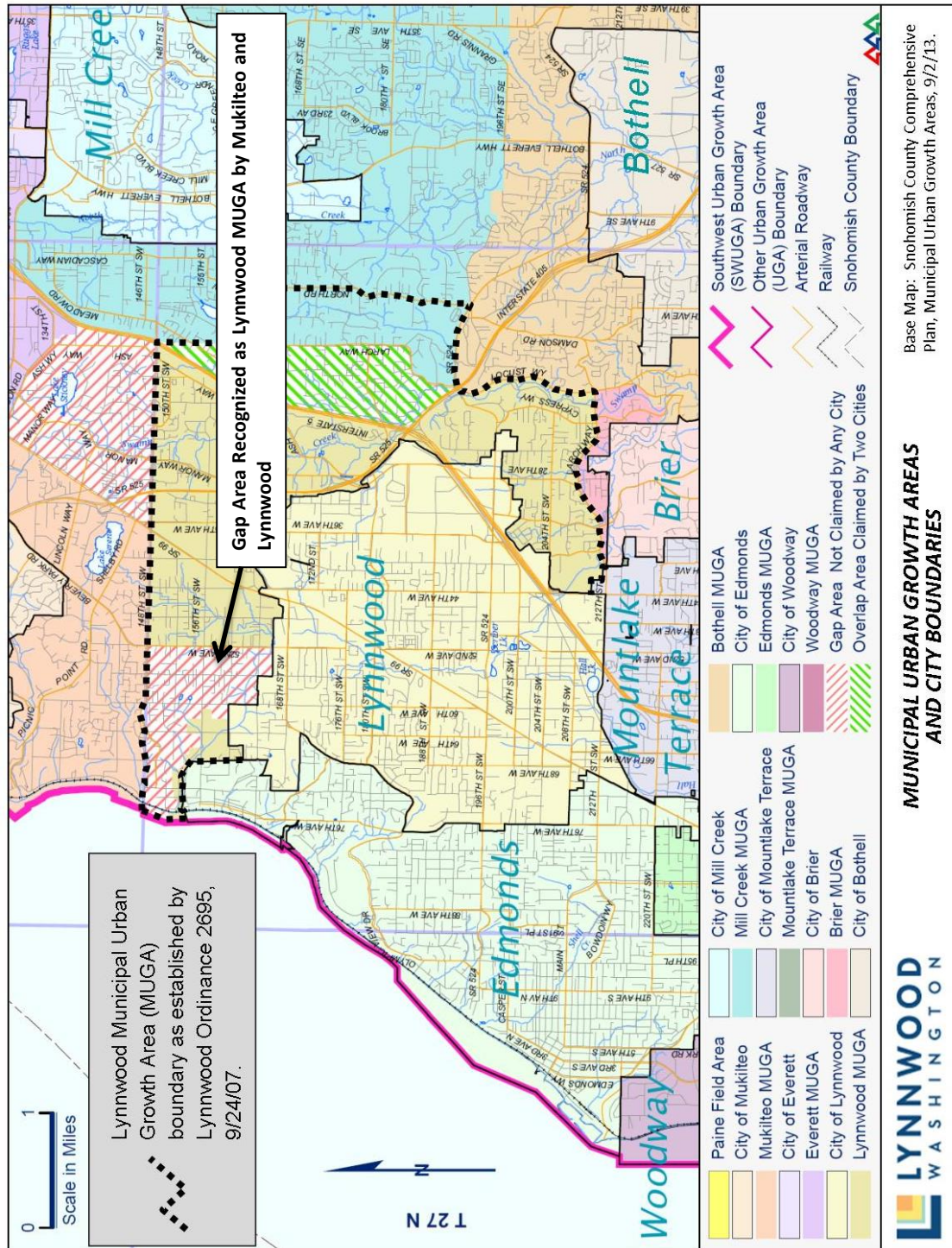
**Strategy LU-E.** Utilize demographic and public opinion survey results to promote understanding of the population of Lynnwood and its neighborhoods, and public service priorities throughout the community.

## LAND USE NEAR TRANSIT ROUTES AND STATIONS

**Policy LU-22.** In addition to the light rail station planned as the northern terminus of Lynnwood Link, Lynnwood and other public agencies should plan for light-rail stations within the City Center, near Alderwood Mall, and near the 164<sup>th</sup> St SW MUCTR.

**Policy LU-23.** Subarea plans should be prepared for light rail and BRT transit stations to advance transit-oriented development (TOD) principles.

Figure LU-2. Municipal and MUGA Boundaries



**RESIDENTIAL USES**

- Policy LU-24.** Land use regulations should encourage infill housing and redevelopment of underutilized housing sites.
- Policy LU-25.** Innovative-housing regulations should be considered to promote housing infill, diversity and affordability. Such regulations may include small-lot subdivisions, zero-lot-line housing, duplexes, and accessory dwellings.
- Policy LU-26.** Non-residential land uses customarily located within residential areas, such as churches, daycare, public schools, public utilities, and home occupations should be allowed on residentially designated property. Such uses should serve the surrounding residential area without generating adverse land use or environmental impacts.
- Policy LU-27.** Development regulations for the Regional Growth Center should allow for the greatest residential density and building height allowed in Lynnwood. Maximum residential density and building height would be especially appropriate for development that includes affordable housing or that locates residences above street-level retail.
- Policy LU-28.** With acknowledgement of the unique and important form of housing provided by mobile home and manufactured home parks, land use regulations shall allow for the continued viability, maintenance and upgrading of existing parks.
- Policy LU-29.** Properties designated by the Future Land Use Map as appropriate for multifamily residential development should exhibit one or more of the following characteristics:
- A. The property is located along an arterial roadway and transit corridor.
  - B. The property is located near commercial, service, community or employment centers.
  - C. The property is of adequate size and appropriate shape to accommodate the desired density while also providing open space, off-street parking and landscaping, and onsite recreation area.
  - D. Multifamily development upon the property will result in a transition between lower densities residential and non-residential uses.
  - E. The property is located in an area already developed with significant amounts of multifamily developments or non-residential uses.
  - F. Multifamily development upon the property will not negatively impact adjacent single-family property.
  - G. Multifamily development upon the property can be served by public facilities, utilities and services, consistent with adopted plans and levels of service.
  - H. Multifamily development upon the property will not result in unmitigated adverse impacts, including impacts associated with building height, bulk and scale, noise, traffic, parking, lighting, etc.
- Policy LU-30.** Review applications for Single Family 2 (SF-2) planned unit developments using the provisions of Title 21 LMC, and the following policy objectives.
- A. The site has easy access to retail and other commercial services, particularly stores selling groceries.
  - B. The site is adjacent to or has easy access to community facilities.

- C. The development potential of the site is not severely limited by wetlands, streams, steep slopes or other development constraints.
- D. The site provides a transition between lower density single-family development and other uses.
- E. Roads that connect the site to arterials and local shopping areas are appropriately developed to City standards.
- F. The surrounding street network provides alternative access routes to/from the development and employment and commercial areas in the City.
- G. The development proposed for the site would include a site plan that exhibits a well-designed arrangement of dwellings and improvements and which may include:
  - i. Recreational amenities;
  - ii. Proposed building locations and separation and screening between buildings so that residents may enjoy privacy in their homes;
  - iii. Preservation or enhancement of natural areas, substantial stands of trees and/or other natural features;
  - iv. Onsite common and usable open space.
- H. The site will be developed with the infrastructure improvements to properly mitigate development-related impacts.
- I. The site is located in an area that is designated for development compatible with SF-2 uses and density.
- J. The site and proposed development comply with or promote other goals, objectives or policies in the Comprehensive Plan.

**Policy LU-31.** Subdivision regulations and standards shall promote public health, safety, aesthetics, and general welfare. Such regulations and standards shall allow for efficient use of land, minimize adverse impacts on surrounding development, provide adequate public utilities, proper access and traffic circulation, streets, sidewalks, and other public facilities.

**Policy LU-32.** No single-family residential property (SF) shall be rezoned to any form of multi-family (MF) use; except in rare instances, and then only upon a showing of clear and convincing evidence of need.

## **NON-RESIDENTIAL USES**

**Policy LU-33.** Incentives and performance-related standards shall be established to allow residential uses and mixed-use developments on Community Commercial and Regional Commercial designated properties, at appropriate locations within the Regional Growth Center, College District, and Highway 99 Corridor Subareas.

**Policy LU-34.** Institutional and quasi-commercial land uses such as churches, child care, group homes, schools, and transit, utility and public facilities shall be allowed in commercial areas.

**Policy LU-35.** Adult entertainment uses shall be allowed in specified portions of the Industrial land use categories, subject to restrictions (such as locational, signage, landscaping and operational controls) designed to reduce and mitigate adverse, secondary impacts of such uses while allowing protected forms of expression.



**Policy LU-36.** When reviewing non-residential proposals that involve discretion, the extent to which non-residential development would reduce existing housing stock, or reduce land available for residential development, should be weighed.

## **MIXED USE**

**Policy LU-37.** Zoning districts and development regulations shall implement the Mixed-Use land use designation shown on the Future Land Use Plan map.

**Policy LU-38.** Incentives shall be provided to encourage mixed-use developments in the Lynnwood Regional Growth Center.

**Policy LU-39.** Areas in the Regional Growth Center appropriate for mixed-use development shall be identified and the appropriate extent of development shall be specified by applicable development regulations.

**Policy LU-40.** Encourage mixed use development at major intersections along Highway 99, as provided by the Highway 99 Subarea Plan and associated development regulations. Allow mixed-use development upon other properties along Highway 99 where land use compatibility can be achieved.

## **INDUSTRIAL USES**

**Policy LU-41.** Development regulations for industrial property should facilitate efficient business operation while also minimizing adverse land use impacts upon nearby, less-intensive land uses.

**Policy LU-42.** Since Lynnwood's industrial properties are located in close proximity to residential areas, industrial developments shall incorporate a combination of architectural detailing, creative use of building materials, landscaping, and screening to promote neighborhood compatibility.

## **PUBLIC FACILITIES**

**Policy LU-43.** The siting and design of public facilities should follow these guidelines:

- A. Public facilities should be located in their service area.
- B. Facilities that serve a single neighborhood should be located in such neighborhoods. Siting and design decisions should support efficient and effective operations and maximize compatibility with the surrounding area.
- C. Facilities that serve two or more neighborhoods should, where possible, be located near the common boundary(ies) of the neighborhoods.
- D. Facilities that serve the entire City shall be easily accessible from all parts of the City and should minimize and then mitigate use-generated traffic or other impacts to residential neighborhoods.
- E. Facilities that serve regional needs shall be located in close proximity to regional transportation systems (freeways, arterials, or major public transit lines); such facilities shall minimize and then mitigate use-generated traffic or other impacts to residential neighborhoods.
- F. Regional facilities shall also be located in close proximity to supporting services.
- G. Public facilities serving regional needs should also be located near supporting or complementary uses and away from residential areas.

- H. Public facilities should not generate unmitigated significant adverse impacts on the natural or built environment.
- I. Public facilities visible from a public right-of-way should exhibit architectural detailing and similar design features that promote land use compatibility and community pride.
- J. The siting and design of public facilities should not result in disproportionate impact upon a single segment of the community.
- K. Essential public facilities should be regulated either as a permitted land use, or a use allowed with approval of a conditional use permit.

## NEIGHBORHOODS

- Policy LU-44.** Work with affected persons and groups to develop plans and strategies to preserve and improve neighborhoods.
- Policy LU-45.** Allow a range of compatible residential densities and neighborhood commercial land uses within or near Lynnwood's neighborhoods. Complementary uses include places of worship, daycare, and similar institutional uses that do not cause a substantial impact to adjoining residences. Limited commercial land uses may be allowed where residences are more than convenient walking distance (about one-half mile) from other shopping areas, and may include small retail stores, professional and personal services, and eating and drinking establishments.
- Policy LU-46.** Facilitate neighborhood identity through public improvement and activities.
- Policy LU-47.** Provide for a rental housing inspection program to promote the long-term viability of neighborhoods.
- Policy LU-48.** Encourage the creation of pedestrian-friendly developments and neighborhoods.
- Policy LU-49.** Non-residential developments that adjoin residential properties shall provide transitional screening so that non-residential activities do not significantly affect the livability of the residential properties.
- Policy LU-50.** Residential areas shall be protected from encroachment by developments that would diminish the City's capacity to accommodate population growth targets specified by the Countywide Planning Policies.
- Policy LU-51.** The City will consider design standards for single family and multifamily neighborhoods that implement policy objectives relating to sustainability and climate change.

